




Construction of Agricultural Labor Housing

PRESERVED
FARMLAND
PRIVATE LAND, PUBLIC LEGACY

- 
- *Permitted with approval of Easement Holder and SADC.*
 - *Must verify need for “production” aspects of farm.*
 - *Must be full time employed on the Premises (seasonal labor is permitted).*
 - *Structure must be sized appropriately based on labor needs.*
 - *Cannot be used for Owner or any lineal descendent of Owner.*

**PRESERVED
FARMLAND**
PRIVATE LAND, PUBLIC LEGACY





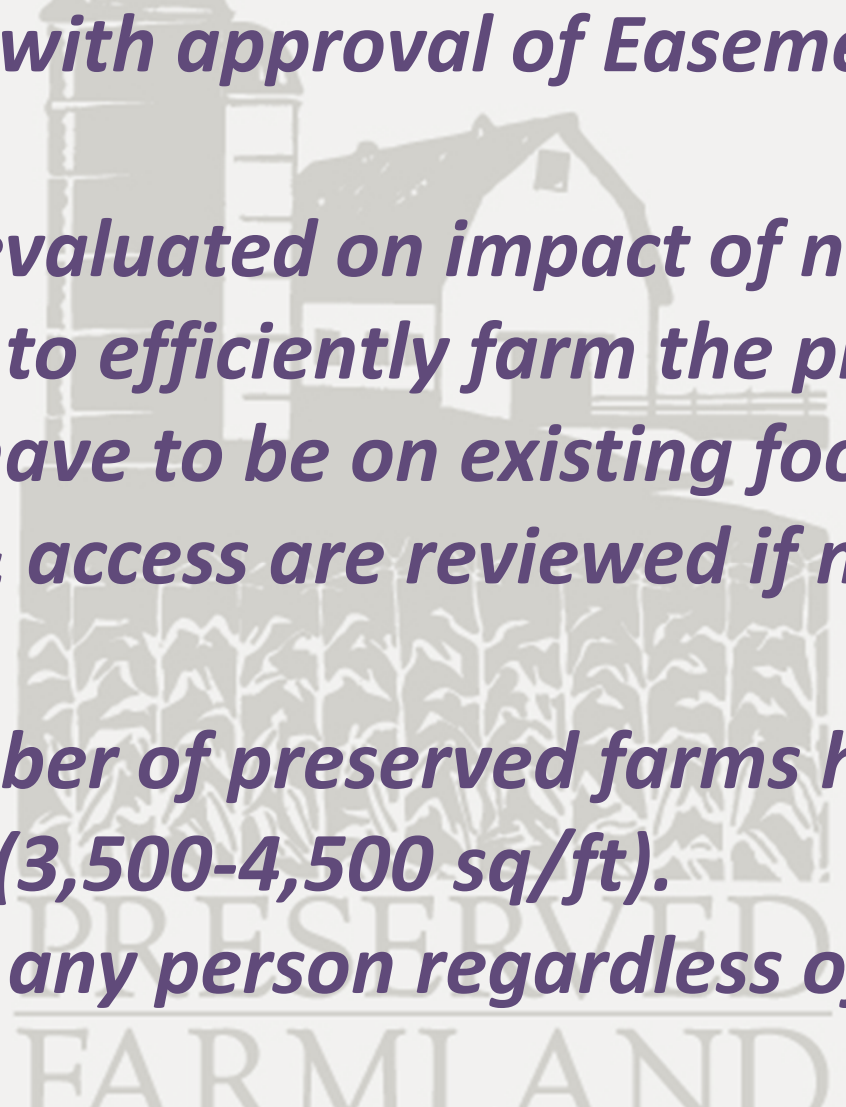




Replacement of Existing Residence

www.nj.gov/agriculture/sadc/publications/guidance.html

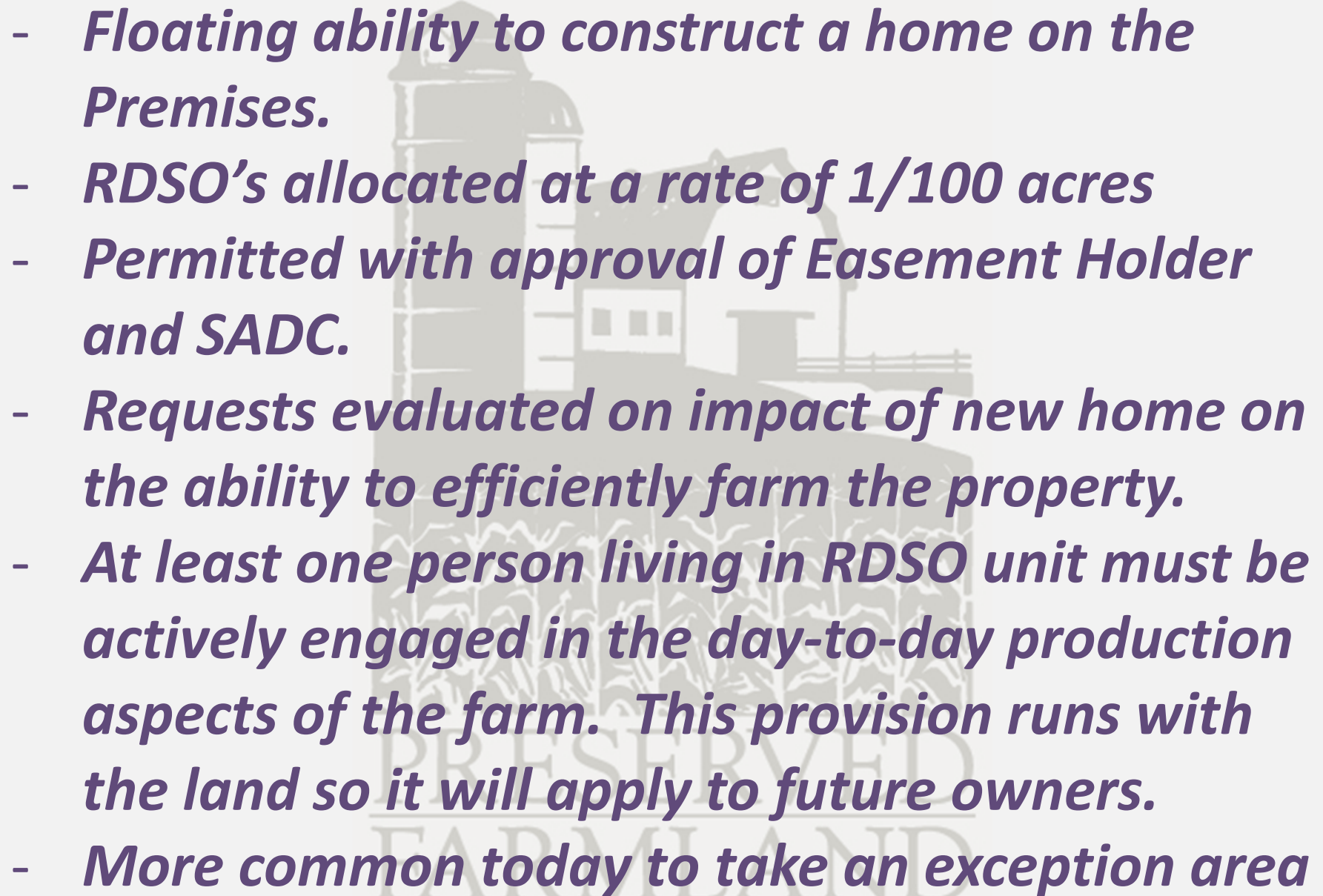
PRESERVED
FARMLAND
PRIVATE LAND, PUBLIC LEGACY

- 
- *Permitted with approval of Easement Holder and SADC.*
 - *Requests evaluated on impact of new home on the ability to efficiently farm the property.*
 - *Does not have to be on existing footprint.*
 - *Location & access are reviewed if new location chosen.*
 - *Small number of preserved farms have house size limits (3,500-4,500 sq/ft).*
 - *Can be for any person regardless of relationship to farm.*

**PRESERVED
FARMLAND**
PRIVATE LAND, PUBLIC LEGACY



Residual Dwelling Site Opportunities (RDSO's)

- 
- *Floating ability to construct a home on the Premises.*
 - *RDSO's allocated at a rate of 1/100 acres*
 - *Permitted with approval of Easement Holder and SADC.*
 - *Requests evaluated on impact of new home on the ability to efficiently farm the property.*
 - *At least one person living in RDSO unit must be actively engaged in the day-to-day production aspects of the farm. This provision runs with the land so it will apply to future owners.*
 - *More common today to take an exception area*

PRIVATE LAND, PUBLIC LEGACY

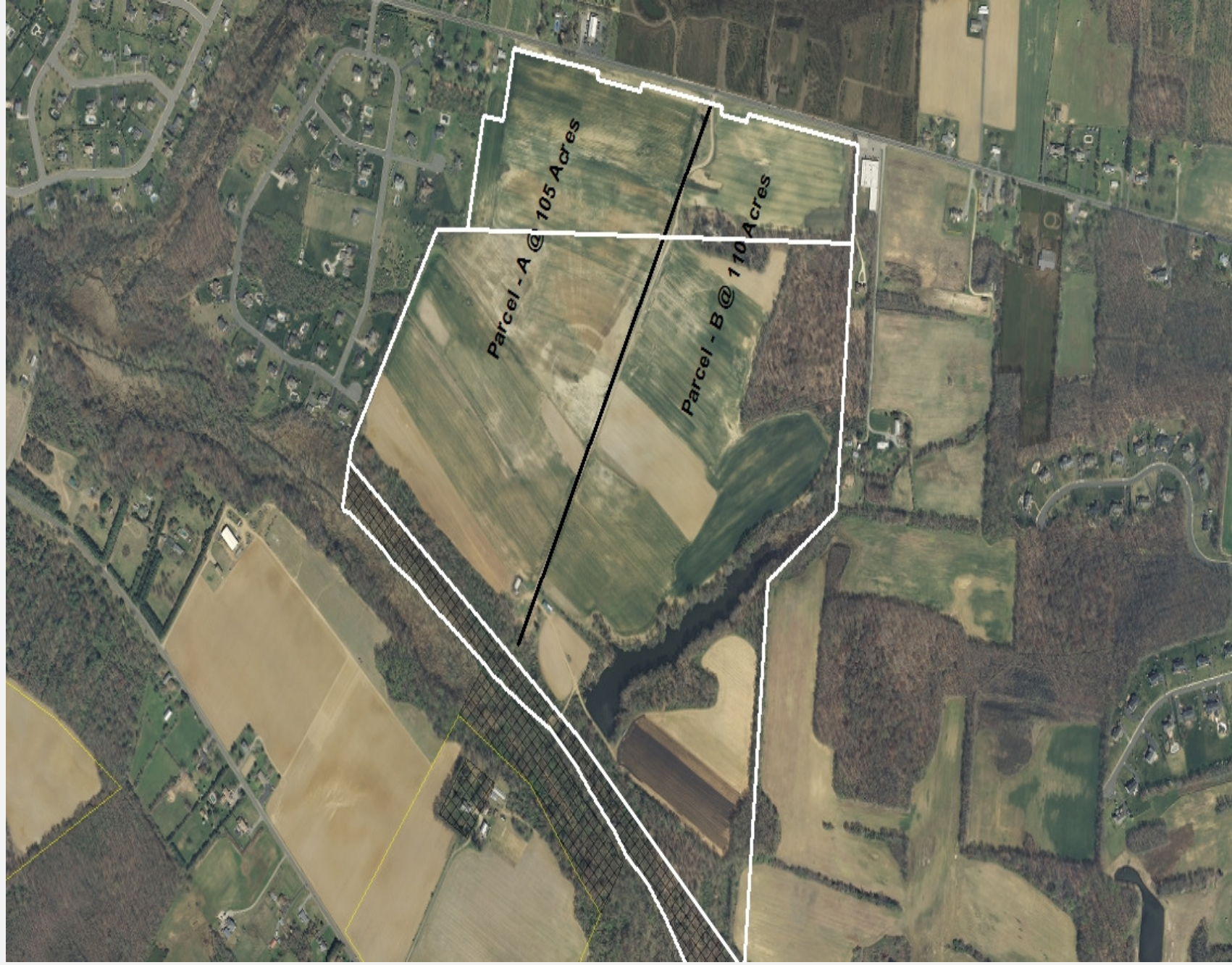


Division of Premises

PRESERVED
FARMLAND
PRIVATE LAND, PUBLIC LEGACY

- *Permitted with approval of Easement Holder and SADC.*
- *Requests evaluated on Agricultural Viability and Agricultural Purpose*
- *Agricultural Viability is the ability of each parcel to sustain a variety of agricultural operations that yield a reasonable economic return under normal conditions, from that parcels output.*
- *Agricultural Purpose is whether the motive for the request increases, diversifies or intensifies the agricultural operations.*

PRESERVED
FARMLAND
PRIVATE LAND, PUBLIC LEGACY





Cell Towers

March 13, 2006

N.J.A.C. 2:76-23.1



An aerial photograph of a large, sprawling farm complex. The central part of the image shows several large, light-colored barns and silos arranged in a cluster. To the right, there are long, rectangular structures that appear to be greenhouses or covered walkways. The farm is surrounded by vast, open fields, some of which are divided into sections. In the background, there are more fields and a line of trees. The overall scene depicts a well-organized agricultural operation.

Renewable Energy

January 16, 2010

N.J.A.C. 2:76-24

Solar



Wind



Biomass

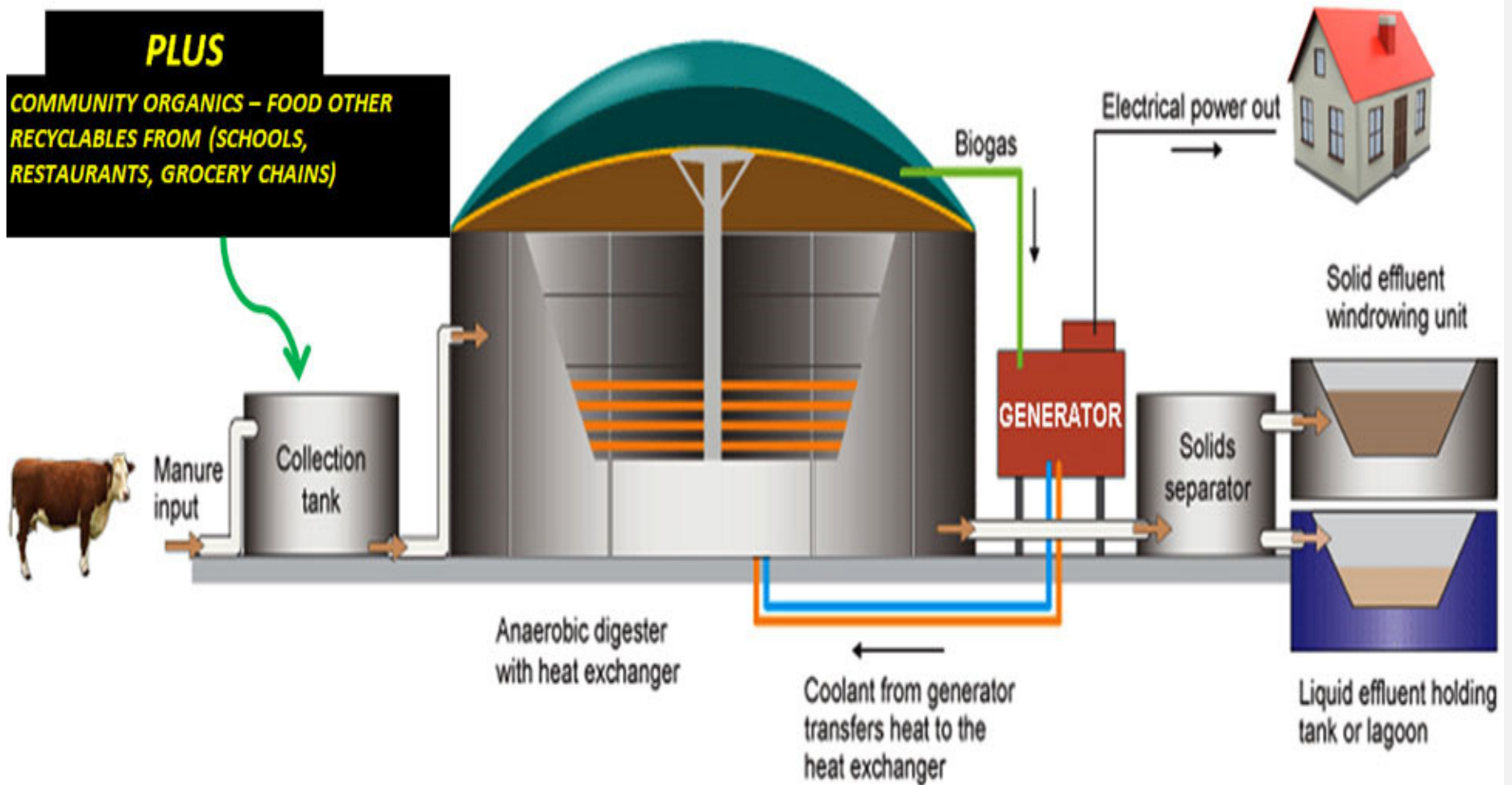
BIOGAS (METHANE)

NUTRIENT RICH LIQUID FERTILIZERS

CLEAN COMPOST

PLUS

COMMUNITY ORGANICS – FOOD OTHER
RECYCLABLES FROM (SCHOOLS,
RESTAURANTS, GROCERY CHAINS)



Biomass

